

City of Fargo
Notice of Public Hearing & Public Comment Period
Community Development Block Grant (CDBG) & HOME Programs

The City of Fargo is opening a 30-day public comment period on May 11, 2023, which also includes a public hearing on Tuesday, May 30, 2023 during the regular Fargo City Commission meeting. Multiple items under the City's HUD programs will be open for comment during this period. All items will be given final consideration at the June 12, 2023 City Commission meeting. Each item is summarized in this notice.

2023 HUD ACTION PLAN DRAFT

The City has prepared a draft version of the 2023 HUD Action Plan. The priorities established within the draft plan result from community meetings and citizen participation in the development of the 2020-2024 Consolidated Plan, and from a public input meeting held on March 10, 2023. The City's 5-Year priorities include affordable housing, ending and preventing homelessness, neighborhood improvements and initiatives, and assistance for vulnerable populations. Comments on this draft should be provided during the public comment period (May 11 – June 9).

ESTIMATED RESOURCES FOR 2023

Community Development Block Grant (CDBG):

• \$840,957	2023 Community Development Block Grant (CDBG) allocation from HUD
• \$80.38	Available for Reallocation at Prior Year-End (unused contingency dollars)
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\$841,037.38	Total CDBG

HOME Investment Partnerships Program (HOME):

• \$549,768	2023 HOME PJ allocation from HUD
• \$59,664.50	2022 HOME PJ Program Income (actual)
• \$0	2021 HOME State Program Income (actual)
• \$105,447.89	Available for Reallocation at Prior Year-End
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\$714,880.39	Total HOME

Total = \$1,555,917.77 CDBG & HOME

PROPOSED ACTIVITIES FOR 2023

Planning, Administration & Fair Housing

1. **CDBG Planning and Administration** - \$155,000 in CDBG funds. Planning, implementation, reporting, and monitoring of CDBG resources. *National Objective: Not applicable for administration. Eligibility & Regulation Citation: 21A General Program Administration, 24 CFR Part 570.206.*
2. **HOME Planning and Administration** - \$54,000 in HOME funds. Planning, implementation, reporting, and monitoring of HOME resources. *National Objective: Not applicable for administration.*
3. **High Plains Fair Housing Center** - \$5,000 in CDBG funds. Support comprehensive outreach and fair housing education as part of the requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). *Eligibility & Regulation Citation: 21D Fair Housing Activities (subject to 20% Admin. Cap), 24 CFR Part 570.206(c).*

Capital/Neighborhood Improvements

1. **Core Neighborhood Deteriorated Structure Removal** - \$255,000 in CDBG funds. Demolition to address and eliminate blighted conditions at approximately four properties located in the Jefferson/Carl Ben, Madison, and Washington core neighborhoods of Fargo. Activities will be carried out by the Cass Clay Community Land Trust in support of affordable housing development.

The locations of the four properties have been identified and are located at 1345 4 Avenue South; 1822 3 Street North; 317 19 Street North; and 1109 University Drive South. *National Objective, Eligibility, & Regulation Citation: Slum and Blight Spot (SBS) [24 CFR Part 570.208(b)(2)], 04 Clearance and Demolition, 24 CFR Part 570.201(d).*

Public Service

1. **Downtown Engagement Center Operations** - \$125,000 in CDBG funds. Provide operational support for homeless and housing-related services at the Downtown Engagement Center (DEC) located in downtown Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele (LMC) Benefit [24 CFR Part 570.208(a)(2)], 03T Operating Costs of Homeless/Aids Patient Programs, 24 CFR Part 570.201(e).*

Affordable Housing

1. **Acquisition for Multi-Family Rental Housing Project** - \$150,000 in CDBG funds. Acquisition of land for new construction of an affordable multi-family rental housing complex in partnership with Beyond Shelter, Inc. The location of this project is not yet determined. A public comment period will occur at a later date when a project location is identified. *National Objective, Eligibility, & Regulation Citation: Low-Mod Housing Benefit (LMH) [24 CFR Part 570.208(a)(3)], 01 Acquisition of Real Property, 24 CFR Part 570.201(a).*
2. **Community Housing Development Organization (CHDO)** - \$100,000 in 'set-aside' HOME funds. The City will partner with a Community Housing Development Organization (CHDO) to create affordable housing with the HOME set-aside funds in Fargo. *HOME Eligible Activity under 92.205(a)(1).*
3. **Affordable Single-Family Housing for Ownership** - \$550,000 in HOME funds. Addition of three units of affordable single-family housing for ownership, to be occupied by low-to-moderate income households. Activities may include acquisition, demolition, rehabilitation (for properties built after 1978 only), and/or new construction. Activities will be carried out by Lake Agassiz Habitat for Humanity. The location of one housing unit has been identified and is located at 1714 5 Avenue South. Public comment will occur at a later date when additional project locations are identified. *HOME Eligible Activity under 92.205(a)(1).*
4. **Core Neighborhood Affordable Housing Development** – \$135,000 in CDBG funds. Additional funds are needed for this major development project (project approved in 2022 Action Plan). Funds will be used in part to secure a consultant to assist in the development of the project, neighborhood outreach, drafting and implementation of the developer bid packet, and developer review/selection. Funds may also be used to secure additional administrative and project management assistance on this project. The location of the project is at 3129 7 Avenue North and 802 32 Street North in Fargo, ND. *National Objective, Eligibility, & Regulation Citation: Low-Mod Housing Benefit (LMH) [24 CFR Part 570.208(a)(3)]. Associated CDBG Matrix Codes include: 01 Acquisition of Real Property - Eligibility 24 CFR Part 570.201(a) and 02 Disposition of Real Property – Eligibility 24 CFR Part 570.201(b).*

Contingency Funds

Funds held in contingency for issues that may arise during the program year – \$16,037.38 CDBG funds and \$10,880.39 HOME funds.

CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2023 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts greater than 10% of the amount allocated to the City's entitlement grant programs for program year 2023 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan (www.fargond.gov)
- Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan

- To match actual 2023 allocation amounts and any increase in program income, funding will be applied to affordable housing projects if needed or the contingency line item if less than \$5,000. Any unused funds will be reallocated in an amendment or the following year's action plan, either of which require a 30-day public comment period.
- All funding levels indicated above are estimated amounts

PROPOSED AMENDMENT TO 2021 HUD ACTION PLAN

Change of Use for the "After School Matters Youth Center" project - amend National Objective, Matrix Code, and Eligibility/Regulation Citation.

Background – This amendment will allow for a broader service area by opening up the After School Matters Center, located at 1321 19 Avenue North in Fargo, ND, to all ages (not just youth) that live in low-to-moderate income area neighborhoods. Based on existing services, adults and youth are benefiting from programming that occurs at the center (e.g., events, meals, performances, classes, etc.). The broader service areas for this neighborhood facility include Northport, Washington, Roosevelt/NDSU, Trollwood, Longfellow, Horace Mann, Madison/Unicorn Park, Downtown, (census tracts 1.00, 2.03 (formerly 2.01), 2.04 (formerly 2.02), 3.00, 4.00, 5.01, 5.02, 6.01 (formerly 6.00), 6.02 (formerly 6), 7/all block groups). The amendment changes the project's national objective, eligibility code, and regulatory citation (requirements for HUD reporting purposes). These items will change from:

1. *Low-Mod Clientele Benefit (LMC) [24 CFR Part 570.208(a)(2)]; 03D, Public Facilities & Improvements, Youth Center; 24 CFR Part 570.201(c)*
to
2. *Low-Mod Area Benefit (LMA) [24 CFR Part 570.208(a)(1)]; 03E, Neighborhood Facilities; 24 CFR Part 570.201(c).*

COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: May 11 through June 9, 2023

PUBLIC HEARING: Tuesday, May 30, 2023 - 5:15 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, June 12, 2023 – 5:15 pm

CONTACT INFORMATION: City of Fargo
Planning and Development Department
Attn: Community Development Planning Coordinator
225 4th Street North, Fargo ND 58102
701.476.4144
Planning@FargoND.gov

DRAFT PLAN AVAILABLE AT: www.fargond.gov/planninganddevelopment/plansandstudies
OR request through Planning & Development Department

Accessibility – Fargo City Hall is serviced by public transit, accessible and can accommodate persons who are disabled. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or

reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. Contact City of Fargo's Section 504/ADA Coordinator Bekki Majerus at 701.298.6966 to arrange for services (a 48 hour notice may be needed). To access TTY/ND Relay service – 800.366.6888 or 711

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. Contact the City of Fargo Planning and Development Department at 701.241.1474 or Planning@FargoND.gov if services are needed.

Non-Discrimination Notice – In accordance with Federal regulations and City of Fargo policies, services are provided without regard to race, color, religion, sex, disability, familial status, national origin, age, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/equal housing opportunity agency.